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31 Avebury Gardens, Spalding PE11 2EN

£335,000 Freehold

- Favoured Cul-de-Sac Location
- 4 Bedrooms
- South Facing Rear Garden
- Garden Room
- Gas Central Heating

Spacious well presented detached 4 bedroom house in favoured cul-de-sac location convenient for local schools, Spalding town and the Bypass. Driveway, tandem garage, enclosed south facing rear gardens. Entrance hall, lounge diner, fitted kitchen, cloakroom, garden room, 4 bedrooms and modern fitted bathroom. Inspection highly recommended.

ACCOMMODATION
UPVC front entrance door with part obscure glazed side panels and fan light opening into:

ENTRANCE PORCH
8' 0" x 2' 11" (2.45m x 0.90m) Tiled floor, range of coat hooks, ceiling light, multi pane glazed door opening into:

RECEPTION HALL
13' 4" x 7' 8" (4.08m x 2.35m) maximum Wood grain effect laminate flooring, 2 ceiling lights, smoke alarm, staircase off, radiator, obscure glazed UPVC side window, door to:

CLOAKROOM
6' 3" x 4' 0" (1.91m x 1.23m) Hand basin with mixer tap set within vanity storage unit, tiled splashback, vertical radiator/towel rail, low level WC with push button flush, tiled floor, obscure glazed UPVC window, ceiling light.

LOUNGE
17' 0" x 10' 5" (5.19m x 3.19m) UPVC window to the front elevation, wood grain effect vinyl floor covering, Firefox log

burner with raised hearth, decorative surround set within acqustic panelling with floating beam, recessed ceiling lights, radiator, direct access into:

DINING ROOM
11' 0" x 10' 0" (3.36m x 3.05m) Wood grain effect laminate flooring, ceiling light, radiator, pair of glazed French doors opening into:

GARDEN ROOM
13' 1" x 10' 0" (4.00m x 3.07m) Ceramic floor tiles, radiator, ceiling light, coved cornice, UPVC window to the side elevation, patio doors to the rear and high level obscure glazed window to the other side elevation giving useful light to the room.

FITTED BREAKFAST KITCHEN
14' 9" x 12' 5" (4.52m x 3.80m) maximum Large UPVC window to the rear elevation, recessed ceiling lights, tiled floor, wood grain effect roll edged worktops with inset single drainer stainless steel sink unit with mono block mixer tap, built-in electric double oven, 4 ring hob with concealed cooker hood above, plumbing and space for washing machine and dishwasher, further appliance space, central island, radiator, shelved pantry housing the Vaillant gas fired central heating boiler and fuse box, obscure glazed UPVC window to the side elevation, obscure glazed UPVC external entrance door.

From the Reception Hall the carpeted staircase rises to:

FIRST FLOOR LANDING
Obscure glazed UPVC window to the side elevation, ceiling light, smoke alarm, large built-in Airing Cupboard, doors arranged off to:

MASTER BEDROOM
24' 2" x 10' 2" (7.37m x 3.10m) Feature central arch, 2 radiators, UPVC window to the rear elevation, 2 ceiling lights, fitted carpet, shelved storage cupboard.

BEDROOM 2
12' 3" x 13' 2" (3.75m x 4.03m) UPVC window to the front elevation, fitted carpet, radiator, ceiling light, recessed shelved cupboard.

BEDROOM 3
10' 7" x 8' 0" (3.24m x 2.44m) Ceiling light, UPVC window to the front elevation, fitted carpet, radiator, recessed shelved storage with hooks.

BEDROOM 4
8' 0" x 7' 7" (2.44m x 2.33m) Fitted carpet, UPVC window to the rear elevation, ceiling light, radiator.

MODERN FITTED BATHROOM
7' 10" x 6' 7" (2.39m x 2.02m) Three piece suite comprising panelled corner path with antique style mixer tap and shower attachment, independent tiled shower cubicle with rain water sprinkler, low level

WC with concealed cistern and push button flush, bracket hand basin with antique style mixer tap, storage cupboards and drawers beneath, tiled floor, fully tiled walls, vertical radiator/towel rail, extractor fan, recessed ceiling lights, obscure glazed UPVC window.

EXTERIOR

At the front of the property there is an open plan lawned garden, gravelled border, tarmacadam parking area with multi parking, double gates width 2.2m opening on to a further concrete area and access to:

TANDEM STYLE GARAGE

33' 9" x 8' 3" (10.30m x 2.53m) Up and over door, concrete floor, 3 strip lights, power points, UPVC side entrance door from the garden, obscure glazed UPVC window.

ENCLOSED REAR GARDEN

Shaped lawns with nicely stocked raised border, paved patio, quarter circle brick trimmed flower bed and further seating area. Modern close boarded timber fencing to the side and rear boundaries. The rear garden is south facing and screened by neighbouring established trees giving a good level of privacy. Outside tap and external sockets.

DIRECTIONS

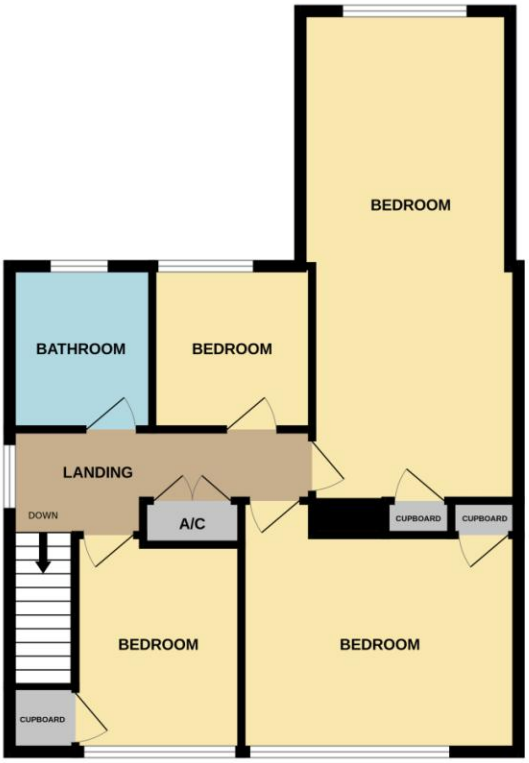
From the High Bridge in the centre of town proceed along Church Street, continue round the left hand bend into Halmergate and then proceed along Halmergate taking the fourth right hand turning into Avebury Gardens. Follow the road down into the cul-de-sac and the property is situated on the left hand side.

AMENITIES

Local schools, Spalding town centre and the Bypass are all within easy reach. Spalding has a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations. The cathedral city of Peterborough is 18 miles to the south and offers a fast train link with London's Kings Cross minimum journey time 46 minutes.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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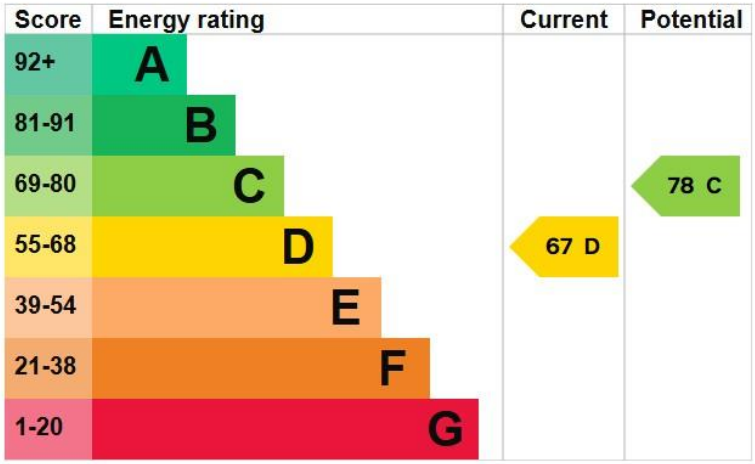

TENURE Freehold

SERVICES Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX BAND D

LOCAL AUTHORITIES
South Holland District Council 01775 761161
Anglian Water Services Ltd. 0800 919155
Lincolnshire County Council 01522 552222

PARTICULARS CONTENT
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Ref: S12140
Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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